



Arun District Council
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22nd September 2020

Dominique Pizzigrilli
23 Mill Lane
Rustington
BN16 3ED

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: R/156/20/PL
Site Address: 31 Albert Road Rustington BN16 3JT
Description of works: Extension and alteration of existing residential dwelling and subdivision to form 2no. two bedroom residential dwellings, together with formation of new vehicular access and entrance drive.

Thank you for your internet representation made on 21st September 2020 which has been recorded as an objection with the comments as follows:

OWPC29718

We live at 23 Mill Lane, which is directly adjacent to 31 Albert Road. The development of 31 Albert Road would have a significant impact on our residential amenities. The rooflights providing essential daylight to our new kitchen/dining area, utility room and downstairs cloakroom (see planning application R/84/20/HH approved on 21 July 2020) would be completely overshadowed by the new development.

Our garden at the rear will be overlooked by the new development and even with the provision of obscured windows on the 1st floor of these houses, when they are left open (in the Summer months for example) the occupants would be able to look directly in to our garden and through the rooflights directly in to our property.

This side of Albert Road comprises 3 bungalows. This development will be completely out of character to the neighbouring bungalows and will be to the detriment of the street scene. It will also provide a precedent for similar development of the remaining two bungalows in the future, leaving us like goldfish in a bowl.

Finally, the plot size is, we believe, too small to adequately provide for two 2-bedroomed houses with related amenities and will result in an overbearing development when considered in context with neighbouring properties.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their

permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.